

Flat 11, 24, Camargue Court Downview Road
, Worthing, BN11 4QH

Guide price £260,000

Leasehold Council Tax Band C



We are delighted to offer for sale this stunning Roffey built apartment, enviably positioned within a desirable area of West Worthing.

The accommodation comprises a lift providing access to the second floor, leading into entrance hall with three useful storage cupboards. There is a spacious lounge/diner with sliding door opening onto a west facing balcony, along with a modern fitted kitchen/breakfast room featuring a range of base and eye level high gloss units.

There are two well proportioned double bedrooms, both benefiting from fitted wardrobes, together with a stylish refitted shower room and additional separate W/C.

Further benefits include gas fired central heating, double glazing and the property is presented in good, clean decorative order throughout.

Externally, the development provides visitor parking, whilst the apartment also benefits from its own garage.

Internal viewing is considered essential to fully appreciate the accommodation and location on offer.

Situated in Downview Road, the property is just a short stroll from West Worthing mainline railway station, providing excellent rail links to Brighton, London and other major towns and cities. Local bus services are also readily available, whilst Worthing town centre and the popular shops and amenities along Goring Road are both within easy reach.

Lease years remaining - 116
Service charge - £2747 pa

Entrance Hall





Storage Cupboards

Living Room With West Facing
Balcony
16'5 x 13'2 (5.00m x 4.01m)

Modern Fitted Kitchen/Breakfast
Room
14'6 x 8'8 (4.42m x 2.64m)

Bedroom One
14'5 x 11'1 (4.39m x 3.38m)

Bedroom Two
13'2 x 8'7 (4.01m x 2.62m)

Stylish Re Fitted Shower Room
W/C

Visitor Parking

Garage



Floor Plan



Viewing

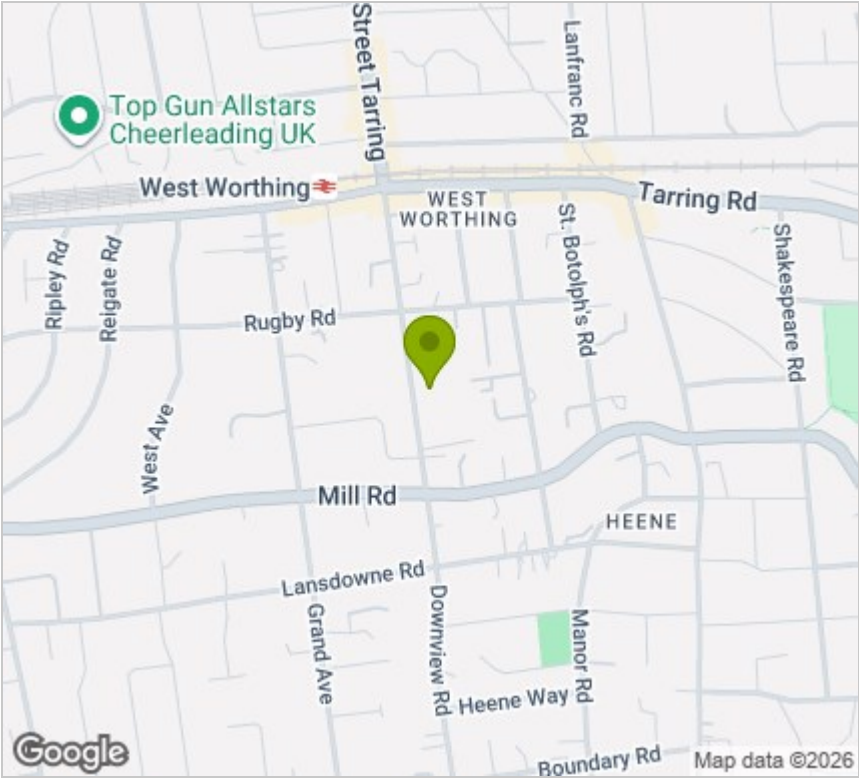
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

